

148.A

0003

0009.0

Map

Block

Lot

1 of 1  
CARDResidential  
ARLINGTONAPPRAISED:  
USE VALUE:  
ASSESSED:Total Card / Total Parcel  
541,800 / 541,800  
541,800 / 541,800  
541,800 / 541,800

## PROPERTY LOCATION

No	Alt No	Direction/Street/City
15		QUINCY ST, ARLINGTON

## OWNERSHIP

Unit #: 2

Owner 1: STANOJEVIC DUSAN &amp; VIOLETA

Owner 2:

Owner 3:

Street 1: 15 QUINCY ST #2

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y  
Postal: 02476 Type:

## PREVIOUS OWNER

Owner 1: PAJECVIC DRAGEN &amp; PAOLA -

Owner 2: STANOJEVIC DUSAN &amp; VIOLETA -

Street 1: 15 QUINCY STREET

Twn/City: ARLINGTON

St/Prov: MA Cntry  
Postal: 02476

## NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1923, having primarily Wood Shingle Exterior and 1336 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

## LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	7227																

## IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	541,800			541,800		230144
							GIS Ref
							GIS Ref
							Insp Date
							11/18/18


**Patriot**  
Properties Inc.

## USER DEFINED

Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	541,800	0	.	.	541,800		Year end	12/23/2021
2021	102	FV	525,800	0	.	.	525,800		Year End Roll	12/10/2020
2020	102	FV	517,800	0	.	.	517,800	517,800	Year End Roll	12/18/2019
2019	102	FV	496,300	0	.	.	496,300	496,300	Year End Roll	1/3/2019
2018	102	FV	438,300	0	.	.	438,300	438,300	Year End Roll	12/20/2017
2017	102	FV	399,000	0	.	.	399,000	399,000	Year End Roll	1/3/2017
2016	102	FV	399,000	0	.	.	399,000	399,000	Year End	1/4/2016
2015	102	FV	368,300	0	.	.	368,300	368,300	Year End Roll	12/11/2014

Parcel ID 148.A-0003-0009.0

## PRINT

Date	Time
12/30/21	19:22:05
11/18/19	09:25:24
	danam

14619

## TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
PAJECVIC DRAGEN	32549-599		3/21/2001	Family		1	No	No 4	

## BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

## ACTIVITY INFORMATION

Date	Result	By	Name
11/18/2018	Measured	DGM	D Mann
2/19/2002	External Ins	PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA \_\_\_\_\_

### EXTERIOR INFORMATION

Type:	99 - Condo Conv
Sty Ht:	2A - 2 Sty +Attic
(Liv) Units:	1 Total: 1
Foundation:	1 - Concrete
Frame:	1 - Wood
Prime Wall:	1 - Wood Shingle
Sec Wall:	%
Roof Struct:	1 - Gable
Roof Cover:	1 - Asphalt Shgl
Color:	
View / Desir:	N - NONE

### BATH FEATURES

Full Bath:	1	Rating: Good
A Bath:		Rating:
3/4 Bath:		Rating:
A 3QBth:		Rating:
1/2 Bath:		Rating:
A HBth:		Rating:
OthrFix:		Rating:

### COMMENTS


### SKETCH

### RESIDENTIAL GRID

1st Res Grid	Desc: Line 1	# Units	1
Level	FY LR DR D K FR RR BR FB HB L O		
Other			
Upper			
Lvl 2			
Lvl 1			
Lower			
Totals	RMS: 6	BRs: 3	Baths: 1 HB

### GENERAL INFORMATION

Grade:	C+ - Average (+)
Year Blt:	1923
Eff Yr Blt:	
Alt LUC:	
Alt %:	
Jurisdict:	
Fact:	.
Const Mod:	
Lump Sum Adj:	

### INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wal	2 - Plaster
Sec Int Wall:	%
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	%
Bsmnt Flr:	12 - Concrete
Subfloor:	
Bsmnt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	1 - Oil
Heat Type:	5 - Steam
# Heat Sys:	1
% Heated:	100
% AC:	
Solar HW:	NO
Central Vac:	NO
% Com Wal	% Sprinkled

### DEPRECIATION

Phys Cond:	GD - Good	18. %
Functional:		%
Economic:		%
Special:		%
Override:		%

### CALC SUMMARY

Basic \$ / SQ:	305.00
Size Adj.:	1.35000002
Const Adj.:	0.98990101
Adj \$ / SQ:	407.592
Other Features:	60500
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	665547
Depreciation:	123792
Depreciated Total:	541755

### COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:	AvRate:	Ind.Val		
Juris. Factor:		Before Depr:	448.35	
Special Features:	0	Val/Su Net:	405.54	
Final Total:	541800	Val/Su SzAd	405.54	

**PARCEL ID** 148.A-0003-0009.0

### MOBILE HOME

Make:      Model:      Serial #:      Year:      Color:

### SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
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### SKETCH

8

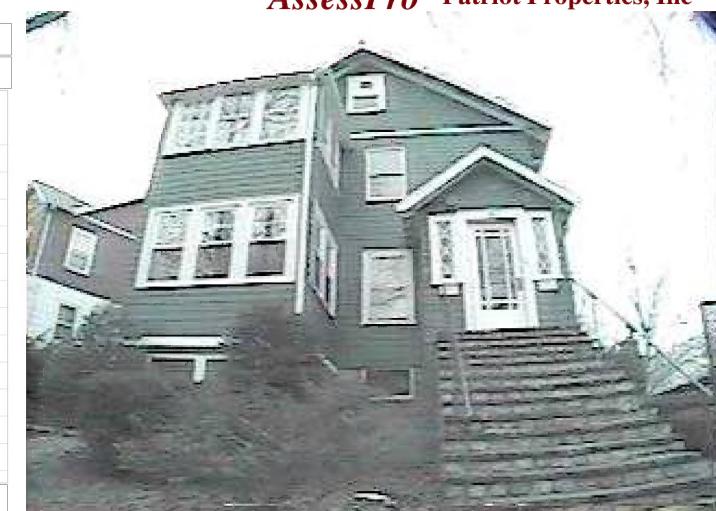
### SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu #	Ten
GLA	Gross Liv Ar	1,336	407.590	544,543						

Net Sketched Area: 1,336 Total: 544,543

Size Ad 1336 Gross Area 1336 FinArea 1336

### IMAGE



**AssessPro Patriot Properties, Inc**